

Donovan McLaurin,
Chair
Wade, Falcon & Godwin



Thomas J. Lloyd,
Director

Lori Epler,
Vice-Chair
Cumberland County

Cecil P. Combs,
Deputy Director

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman
Patricia Hall,
Town of Hope Mills
Charles C. Morris
Town of Linden

Clifton McNeill, Jr.,
Roy Turner,
Sara E. Piland,
Cumberland County

Benny Pearce
Town of Eastover

COUNTY of CUMBERLAND

Planning and Inspections Department

MINUTES

May 6, 2008

Members Present

Mrs. Lori Epler, Vice-Chair
Mr. Clifton McNeill
Mr. Roy Turner
Mr. Harvey Cain, Jr.
Mr. Charles Morris
Mr. Garland Hostetter

Others Present

Mr. Tom Lloyd, Director
Mrs. Laverne Howard

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. McNeill delivered the invocation and led those present in the Pledge of Allegiance.

II. APPROVAL OF THE MINUTES OF APRIL 15, 2008

Mr. Morris made a motion to accept the minutes as submitted, seconded by Mr. Hostetter. Unanimous approval.

III. PLANNING BOARD ITEM

P08-17: REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY CODE OF ORDINANCES, APPENDIX B, SUBDIVISION REGULATIONS, AMENDING SECTION 3.20.2. MUNICIPAL INFLUENCE AREA COMPLIANCE, AND CREATING EXHIBIT 1, ENTITLED: DEVELOPMENT STANDARDS OF ALL MUNICIPALITIES WITHIN CUMBERLAND COUNTY.

Vice-Chair Epler asked if the Board was agreeing to the document in its current form, with the zero lot line.

Mr. Lloyd stated that we were agreeing to Parks and Recreation, all Streets, but that will change, the City Engineer will not approve streets, the Department of Transportation will, so that will be changed.

Mr. McNeill asked if this meant that in the City of Fayetteville's MIA, unpaved streets would not be allowed. But would still be allowed in the County.

Mr. Lloyd stated that there will be no dirt streets within the MIA.

Mr. Lloyd pointed out that anything within 2000 feet had to be tied into sewer in the City's MIA, according to City standards.

Mr. McNeill stated that he was bothered by that, because he felt that through the process of discussions on the Interlocal Agreement, the only standards that were talked about applying were the ones set aside in the agreement.

After reviewing Exhibit 1, the MIA Standards table the Board decided to make the following changes:

All Streets: Remove Town Engineer approval required, replace with "NCDOT – more restrictive standard applies", Add "50 feet", and add "concrete curb and gutters".

Public Streets: Replace with "NCDOT standards more stringent than Fayetteville's, NCDOT standards apply".

Private Streets: Replace with "Class A and Class B per County/NCDOT standards".

Water/Sewer Extension: Replace with "Same as County w/in MIA (per Interlocal Agreement- within SSA, public water for 2.2 units per acres, i.e., R20; public water and public sewer, greater than 2.2 units per acre)"

Storm Drainage: Replace with " In compliance with NCDENR Manual for Best Management Practices".

Sidewalks: Add " [Per Interlocal Agreement, in SSA on one side of collector streets (serves/intended to serve at least 100 dwelling units) and both sides of all thoroughfares].

Group Development Provisions: Replace with "Same as County".

ZLL Provisions: Replace with "Same as County".

MHP Provisions: Replace with "Same as County".

Guarantee of Improvements: Replace with "Same as County".

Lot Frontage: Replace with "Same as County".

Subdivision Definition: Replace with "Same as County".

Change name of Exhibit 1 to MIA Development Standards.

The Board decided to revise the sentence under Municipal Influence Area Established of the Interlocal Agreement "The City's minimum standards of design" by adding as "addressed in Exhibit 1"

Mr. Morris made a motion to approve the amendment to the County Subdivision Ordinance with the noted changes and revise the sentence within the Interlocal Agreement to reference Exhibit 1 MIA Development Standards, seconded by Mr. McNeill. Unanimous approval.

IV. DISCUSSION

Mr. McNeill stated that the Farmland Advisory Board would need to appoint a new representative from the Planning Board upon his departure. Mr. McNeill suggested that Mr. Turner could replace him on that Board.

V. ADJOURNMENT

There being no further business, the meeting adjourned at 7:55 p.m.